



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:47 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., ED DICHTER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE, MARY ESWAY - CITY CLERK'S OFFICE

**MINUTES:**

CHAIRMAN TRUESDELL called the Briefing to order at 5:47 P.M.

DAVID CLAPSADDLE, Planning and Development, gave a brief overview on the status of the following applications:

Regarding Item 19, ZON-1855, Item 20, SDR-1856, and Item 21, VAC-1857, the Planning Department received a request from the applicant late in the day to hold these items in abeyance until 4/10/2003. MR. CLAPSADDLE stated that no reason was given for the request for abeyance; however, he suggested at the time the items are read, that the applicant explain the need to hold these items. He also explained that if the request involves a major redesign of the project, since no new plans have been submitted, staff would recommend the items be held for thirty days rather than two weeks as requested by the applicant.

MR. CLAPSADDLE explained that staff is recommending Item 40, TXT-1908 be tabled in order to continue work on that particular Text Amendment.

Regarding Item 9, GPA-1016, Item 10, ZON-1017, Item 11, SUP-1018, and Item 12, SUP-1454, MR. CLAPSADDLE stated that staff is recommending an additional condition be added requiring approval of TXT-1526 by the City Council prior to the issuance of permits for the site. The Text Amendment addresses the allowance of mini-warehouse, boat storage and RV storage as a special use in NS. He stated it is essential that the Text Amendment gets adopted.

# *City of Las Vegas*

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning and Development Department  
BRIEFING

## **MINUTES – Continued:**

MR. CLAPSADDLE explained that recently a modification was done to the Grand Canyon Master Development Plan which will be heard by the City Council on 4/2/03. He noted that the applicant for Item 22, DEV-1850 and Item 23, SDR-1845 may request approval as a final action. MR. CLAPSADDLE stated it is imperative the action by City Council be affirmed; otherwise, if the modification is not passed, the applicant would have to submit a re-designed site plan. DEPUTY CITY ATTORNEY BRYAN SCOTT concurred.

The last item pertained to the Rural Preservation District where reference is made to SB 391. For the record, MR. CLAPSADDLE explained that this will now be known as NRS 278.261.

VICE CHAIRMAN QUINN recommended a letter be drafted and forwarded to the City Manager's Office regarding the new parking arrangements. He stated that due to a number of late night meetings, it would be more feasible for the Commissioners to be able to park in the City Hall parking complex rather than across the street at the Stewart Street Parking structure. CHAIRMAN TRUESDELL agreed and MARGO WHEELER, Planning and Development, acknowledged that staff will address the concern.

**BRIEFING ADJOURNED AT 5:51 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT [www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT, DAVID GUERRA, PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE, MARY ESWAY - CITY CLERK'S OFFICE

(6:00)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**SUBJECT:**

Approval of the minutes of the February 27, 2003, Planning Commission Meeting

**MOTION:**

**QUINN - APPROVED - UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:01)

**1-40**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**CHAIRMAN TRUESDELL noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

TMP-1721 - CORONADO BAY PHASE II - CORONADO BAY SAHARA, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 660 feet west of Buffalo Drive (APN: 163-04-805-003), U (Undeveloped) Zone [O (Office) and SC (Service Commercial) General Plan Designations] under Resolution of Intent to O (Office) and C-1 (Limited Commercial), Ward 1 (M. McDonald).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO - APPROVED** Items 1 through 8 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining because her firm has a contract with the developer, **GALATI** abstaining as his firm is the architect for this project and **QUINN** abstaining because his firm is the construction manager and general contractor for this project.

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

1-240

**CONDITIONS**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 1 – TMP-1721

**CONDITIONS – Continued:**

2. All development shall conform to the Conditions of Approval for the Site Development Plan Review (SDR-1299).
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. Site development to comply with all applicable conditions of approval for ZON-1300 and all other subsequent site-related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

TMP-1783 - SIERRA HILLS - KB HOME NEVADA, INC. - Request for a Subdivision Name Change for an approved Tentative Map FROM: CONCORDIA @ DEER SPRINGS III TO: SIERRA HILLS on 20.31 acres adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN: 125-20-301-001, 002, 003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>
<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO - APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm has a contract with the developer**

**This is final action.**

NOTE: COMMISSIONER GALATI disclosed on Items 2 and 6, that the applicants were previously clients of his firm; however, he no longer has contracts with them and will be voting on these items.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

**1-240**

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 2 – TMP-1783

**CONDITIONS:**

Planning and Development

1. Conformance to all conditions of the Concordia @ Deer Springs III Tentative Map (TMP-1184).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

TMP-1792 - CHEYENNE/ DURANGO PLAZA (A COMMERCIAL SUBDIVISION) - R E K INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 1.83 acres adjacent to the east side of Durango Drive, approximately 650 north of Cheyenne Avenue (APN: 138-09-401-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**NIGRO - APPROVED Items 1 through 8 subject to conditions – UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.  
(6:08 – 6:10)  
**1-240**

**CONDITIONS:**

Planning and Development

- 1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 3 – TMP-1792

**CONDITIONS - Continued:**

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1159) and all subsequent site-related actions.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

5. Construct all incomplete half-street improvements (sidewalk) on Durango Drive adjacent to this site concurrent with development of this site.
6. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 3 – TMP-1792

**CONDITIONS - Continued:**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. Site development to comply with all applicable conditions of approval for Z-80-98, SDR-1159, and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

TMP-1825 - TORREY PINES II - U.S. HOME CORPORATION - Request for a Tentative Map FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.06 acres adjacent to the northwest and northeast corners of Rainbow Boulevard and Azure Drive (APN: 125-26-101-003, 125-27-502-005, and 125-26-101-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Unit Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**NIGRO - APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm has a contract with the developer**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

**1-240**

**CONDITIONS:**

Planning and Development

- 1. The access to the church property adjacent to the west end of this subdivision (Assessor Parcel Number 125-27-502-004) shall be shown as a 20 foot wide access easement on the Final Map.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 4 – TMP-1825

**CONDITIONS - Continued:**

2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. Site development to comply with all applicable conditions of approval for Rezoning (ZON-1577) and Site Development Plan Review (SDR-1580).

Public Works

7. The access easement to the church property adjacent to the west end of this subdivision (Assessor's Parcel Number 125-27-502-004) shall be shown as an existing 20 foot wide access easement on the Final Map per Amended Parcel Map recorded as File 67 Page 40 and the Parcel Map recorded as File 73 Page 39.
8. Extend a public sewer stub northward to Assessor Parcel #125-27-502-004 at a location and at a depth acceptable to the City Engineer concurrent with development of this site. Appropriate public sewer easements shall be provided or retained for all public sewers not located within existing public right-of-way.
9. Meet with the Clark County School District to discuss provision of pedestrian access easements, if necessary, at mutually acceptable locations.
10. Site development to comply with all applicable conditions of approval for ZON-1577 and all other site-related actions.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 4 – TMP-1825

**CONDITIONS - Continued:**

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

TMP-1829 - GRAND TETON & THOM - US HOMES CORPORATION - Request for a Tentative Map FOR AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.49 acres adjacent to the west side of Thom Boulevard, approximately 660 feet north of Grand Teton Road (APN: 125-12-801-018 and 019), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**NIGRO - APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm has a contract with the developer**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

**1-240**

**CONDITIONS:**

Planning and Development

- 1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 5 – TMP-1829

**CONDITIONS - Continued:**

2. All development shall conform to the Conditions of Approval for Rezoning (Z-0034-02) and Site Development Plan Review [Z-0034-02(1)].
3. Prior to submittal for a Final Map Technical Review, the site plan shall be revised to relocate the 8-foot Nevada Power easement, which is shown running through the middle of several lots, or the applicant shall present to the Planning and Development Department a recorded Order of Relinquishment from Nevada Power.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0034-02, Site Development Plan Review Z-0034-02(1) and all other subsequent site related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

TMP-1837 - PALOMAR @ THE PASEOS - THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.51 acres adjacent to the southwest corner of Desert Moon Road and Desert Sunrise Road (a portion of APN: 137-22-000-006), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**NIGRO - APPROVED** Items 1 through 8 subject to conditions - **UNANIMOUS** with **TRUESDELL** abstaining because his firm is currently contracted by the Howard Hughes Corporation.

**This is final action.**

NOTE: COMMISSIONER GALATI disclosed on Items 2 and 6, that the applicants were previously clients of his firm; however, he no longer has contracts with them and will be voting on these items.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 6 – TMP-1837

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Master Development Plan Review (SV-0018-01) and the P-C (Planned Community) Zoning Plan Development Standards.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

5. If not already constructed or guaranteed by the master developer construct Desert Moon Road and Desert Sunrise Road adjacent to this site and a paved legal access to this site concurrent with development of this site.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 6 – TMP-1837

**CONDITIONS – Continued:**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. Site development to comply with all applicable conditions of approval for SV-1801, Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

ANX-1843 - JERRY AND KATHLEEN TRENBERTH - Petition to annex property generally located on the southeast corner of Cheyenne Avenue and Rowland Street containing approximately 0.48 acres, APN: 138-13-102-001, Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application (Not Applicable)
- 3. Staff Report

**MOTION:**

**NIGRO - APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with TRUESDELL abstaining because he owns property located in the notification area.**

**This Item will be forwarded to City Council in Ordinance Form**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

**1-240**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

ANX-1844 - JOSEPH AND J.M. PROVENZANO - Petition to annex property generally located on the west side of Jones Boulevard, 790 feet north of Cheyenne Avenue, containing 0.96 acres, APN: 138-11-804-008, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application (Not Applicable)
- 3. Staff Report

**MOTION:**

**NIGRO - APPROVED** Items 1 through 8 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining because he owns property located in the notification area.

**This Item will be forwarded to City Council in Ordinance Form**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

**1-240**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** ROBERT S. GENZER       **CONSENT**       **DISCUSSION**

**SUBJECT:**

ABEYANCE - RENOTIFICATION - GPA-1016 - ROGER FOSTER - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), Ward 4 (Brown).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to condition – UNANIMOUS with EVANS and GOYNES voting No**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained these items were held in abeyance pending the action pertaining to a text amendment to allow mini-warehouse and the storage of boats and recreation vehicles with the approval of a special use permit in the N-S (Neighborhood Service) zoning district. The text amendment will be heard for adoption by the City Council on 4/16/2003. By the time these items are agendaed for City Council, the text amendment will already have been acted upon.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 9 – GPA-1016

**MINUTES - Continued:**

MR. CLAPSADDLE illustrated on the location map that this project is near a major intersection of Fort Apache Road and Cheyenne Avenue, bordered by C-1 to the west and Public Facility and Civic for a well site and is zoned ML on the Land Use plan because the project was built when it was in the County. He emphasized the fact that if the parcel were in the City, the Land Use category for that would be SC (Service Commercial). Regarding the zoning, he stated that staff's recommendation is for NS not C-1 with an added condition requiring the approval of the text amendment, TXT-1526. As an added comment, he clarified that all conditions contained in the text amendment have been incorporated in the reports that are backup material for each application being discussed today. MR. CLAPSADDLE confirmed there would be no action taken on the site plan which will come before Council at a later date and if the Council prefers, it could be held as a public hearing.

ROGER FOSTER, 7770 Eldora Street, the applicant, explained this is the third time he has tried to obtain approval for his project. Having met with COUNCILMAN BROWN and with some of the neighboring residents, he has tried to resolve their concerns. He stated that he concurs with staff's recommendations and would like to move forward with his project.

GLENDA SALAS, 2108 Gladstone Court, appeared in protest and enumerated all of the problems they have encountered including noise imposition, invasion of privacy and traffic congestion. She also suggested the City take a closer look at sign usage laws. She remarked that a petition, signed by residents who live in close proximity to this proposed project, was submitted indicating opposition. Despite that submittal, no further changes were made to the proposed project and the applicant made no effort to call any meetings. She stressed that the neighborhood feels the applicant really does not care about their concerns or does not choose to work with them regarding those concerns.

STEVE BRUEN, 3241 Uribe, lives close to the proposed project. He appeared in opposition and stated that despite the number of people who appeared in protest at previous meetings and despite staff's recommendation against this project, it has still made it to the City Council. He stated the neighborhood prefers the designated use to be office space. He implied that holding this application time and time again will eventually cause those in opposition not to show up, and the application will be allowed to go forward.

DEBRA BETTERS, 3245 Uribe, appeared in protest. She stated a letter was submitted indicating her opposition to this project. The letter was sent to the Planning and Development Department and to COUNCILMAN BROWN. She agreed with the previous speaker that the land use designation should remain office.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 9 – GPA-1016

**MINUTES - Continued:**

CURTIS THOMAS, 3112 Bridgehill Court, stated he lives across the street from the proposed project. He was concerned about the height of the building and felt two stories was inappropriate. He expressed concern about the size of the sign and the length of time it would be illuminated. He protested the invasion of privacy from the security lights shining into his residence. Because there was no site plan submitted, he worried about the landscaping.

DOUGLAS RICH, 3108 Angelica Court, appeared in protest. He recounted how initially the applicant's request for a car wash was denied. From that point on, a proposal for single-story office was agreed upon with the concurrence of the neighboring residents. He acknowledged the same exact concerns expressed by previous speakers. As he continued to express his objection related to landscaping, construction of a building for the resident manager and further intrusion, CHAIRMAN TRUESDELL reminded him that no site plan was submitted and therefore is not an issue to discuss. COMMISSIONER GALATI also offered clarification for MR. RICH that the action being taken does not address the design concerns mainly because no site plan was submitted.

MS. SALAS, returning to the podium, stated that Sun City has its own architectural review board; therefore, the homeowners are limited as far as what they are allowed to do in order to block out noise and lights emitting from the neighboring establishments.

MR. FOSTER expressed surprise at the comments and replied that regarding the height of the sign, it would be approximately 22-24 feet, not 40 feet as stated by one of the speakers. CHAIRMAN TRUESDELL again emphasized he preferred not to touch on those issues mainly because the Commission has nothing to refer to.

MR. FOSTER offered solutions to several of the neighbors' concerns regarding the building height, signs and traffic.

COMMISSIONER GALATI verified for the audience that staff has made a modification to the initial application by recommending a change to N-S, a lower zoning, which would replace the SC land use and therefore eliminate a number of issues expressed by the neighbors.

COMMISSIONER QUINN asked for clarification regarding mini-warehouse versus mini storage. MR. FOSTER assured COMMISSIONER QUINN it would not be a front for the establishment of any future businesses. COMMISSIONER McSWAIN commented that she had no reservation with the initial application, but stated she was under the impression that the N-S zoning was already in existence. MR. CLAPSADDLE affirmed the passage of TXT-1526 will affect this application. MR. GENZER clarified that N-S is an existing zone but passage of the text amendment will include the ability to have mini storage facilities in N-S.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 9 – GPA-1016

**MINUTES - Continued:**

COMMISSIONER McSWAIN stated she understands the impact businesses have on neighborhoods; however, she expressed to the residents that she feels they are upset with the businesses that already exist and there is not much that can be imposed upon the applicant to try to lessen the impact. Addressing MR. FOSTER, she asked that when his final site plan is submitted, she would prefer that aesthetically, the height of the building and the landscaping be conducive with the requirements for office.

COMMISSIONER GALATI stated he had no problems with the zoning; however, with the use permit application, he was not comfortable with the fact the City Council has not yet taken action on the text amendment. Secondly, he expressed he has always opposed approving a use permit without having reviewed the site plan for a project. He offered positive comments indicating the use could be compatible if the applicant designed it correctly, and all outstanding issues were resolved up front.

MR. FOSTER referencing the site plan, stated the design of the entire project would not be altered. Both CHAIRMAN TRUESDELL and COMMISSIONER GALATI, once again, emphasized the fact that they are not prepared to take action because although there is a site plan, none has been submitted.

CHAIRMAN TRUESDELL acknowledged the complaints voiced by the neighbors which he concluded involved mainly site characteristics and site issues. He stressed to the neighbors that the present Commission had no involvement in the approval of the Timbers and 7-Eleven. He also stated that despite his reservations pertaining to the General Plan Amendment and the zoning request, his main concern is directed towards the use permits and the potential for issues to arise that may impact the site development plan or vice versa.

COMMISSIONER NIGRO inquired as to the anticipated date for submittal of the site plan. MR. FOSTER explained the cost to prepare a site plan was one reason it was not submitted early on. Additionally, he disclosed it was his intention to obtain approval of the zoning before investing the money to prepare the site plan.

COMMISSIONER McSWAIN expressed her concurrence with COMMISSIONER GALATI'S earlier comments. CHAIRMAN TRUESDELL summarized the process that takes place when multiple applications come before the Commission.

There was no further discussion.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 9 – GPA-1016

**MINUTES - Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 10 [ZON-1017], Item 11 [SUP-1018] and Item 12 [SUP-1454] for related discussion.

(6:10 – 6:49)

1-314

**CONDITIONS:**

1. A Rezoning (ZON-1017) to a N-S (Neighborhood Service) zoning district approved by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

ABEYANCE - RENOTIFICATION - ZON-1017 - ROGER FOSTER - Request for a Rezoning FROM: U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) TO: C-1 (Limited Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), PROPOSED USE: MINI-WAREHOUSE, Ward 4 (Brown).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions and amending Condition 4 as follows:**

- 4. A Site Development Plan Review application approved by the Planning Commission and City Council at a Public Hearing prior to issuance of any permits, any site grading, and all development activity for the site.**

**And adding the following condition:**

- *This approval is contingent upon approval of the text amendment (TXT-1526).*
- UNANIMOUS with EVANS and GOYNES voting No.

**To be heard by the City Council on 5/7/03**

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 10 – ZON-1017

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

BOB GENZER and DAVID CLAPSADDLE, Planning and Development Department, both read amendments to Condition 4 and MR. CLAPSADDLE recommended an additional condition pertaining to approval of the text amendment at City Council be added.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 9 [GPA-1016], Item 11 [SUP-1018] and Item 12 [SUP-1454] for related discussion.

(6:10 – 6:49)

**1-314**

**CONDITIONS:**

Planning and Development

1. The zoning on the subject site shall be amended to N-S (Neighborhood Service).
2. A General Plan Amendment (GPA-1016) to a SC (Service Commercial) land use designation approved by the City Council.
3. A Resolution of Intent with a two-year time limit
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, a 25 foot radius on the northwest corner of Cheyenne Avenue and Dapple Gray Road, 30 feet for Dapple Gray Road and appropriate right-of-way for the terminus of Dapple Gray Road prior to the issuance of any permits. Coordinate with the Right of Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
6. Construct half-street improvements including appropriate overpaving (if legally able) and an appropriate cul-de-sac on Dapple Gray Road adjacent to this site concurrent with development of this site. Also, construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 10 – ZON-1017

**CONDITIONS – Continued:**

7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
  
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 10 – ZON-1017

**CONDITIONS – Continued:**

10. Final grades for this site shall reflect the minimum increases necessary to achieve positive drainage of the site. The Flood Control Section of the Department of Public Works shall enforce this condition through the Grading Plan approval process.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

ABEYANCE - RENOTIFICATION - SUP-1018 - ROGER FOSTER - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	7
City Council Meeting	

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - TABLED – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

Upon making the motion, COMMISSIONER McSWAIN commented that tabling this item would give the applicant an opportunity to bring the site plan forward at a later date, wherein both applications would be heard at the same time.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 11 – SUP-1018

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 9 [GPA-1016], Item 10 [ZON-1017], and Item 12 [SUP-1454] for related discussion.

(6:10 – 6:49)

**1-314**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

ABEYANCE - RENOTIFICATION - SUP-1454 - ROGER FOSTER - Request for a Special Use Permit TO ALLOW A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>8</b>
<b>City Council Meeting</b>	

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – TABLED – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

COMMISSIONER McSWAIN, upon making the motion, repeated her comments made under Item 11.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 12 – SUP-1454

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 9 [GPA-1016], Item 10 [ZON-1017], and Item 11 [SUP-1018] for related discussion.

(6:10 – 6:49)

**1-314**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

ABEYANCE - SDR-1732 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review FOR A 292-LOT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.8 acres adjacent to the northwest corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-101-008 through 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and adding the following condition:**

- *The Homeowners Association shall include within the CC&R's that parking within the 24-foot private drives shall be prohibited.*

– UNANIMOUS with TRUESDELL, GALATI and EVANS voting No

To be heard by the City Council on 5/7/03

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 13 – SDR-1732

**MINUTES – Continued:**

DAVID CLAPSADDLE alluded to the Northwest Charette, which had no impact on the design of this project. He noted the City Council would review all of the modifications made to the Grand Teton Village Master Plan at the upcoming meeting of 4/2/2003. All of those modifications have been incorporated in this site development plan. With the approval of the City Council, this application would be in conformance. MR. CLAPSADDLE acknowledged staff's recommendation for approval but noted there are some issues still unresolved. He stated there are a number of eight-packs that front on 24-foot wide private drives and staff has conditioned the applicant to meet with Fire Services before any additional plans are submitted to address the issue of public health and safety pertinent to fire truck access. He believed the applicant might be required to install sprinklers that meet with the Fire Codes.

The second issue deals with the number of parking spaces per residence. According to Code, there is a requirement for two covered spaces per house. He stated the applicant has proposed an innovative way to handle the parking space requirement.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, expressed his approval of this project.

COMMISSIONER GALATI stated he agreed this is indeed a nice site plan. He questioned the placement of guest parking and asked the applicant to address that concern. Referring to other approved projects, he noted this concern has always been resolved eliminating any encumbrance of the streets with guest parking. MR. WILSON affirmed on-street guest parking would be provided adjacent to each cluster pod. COMMISSIONER GALATI expressed his apprehension with guest parking on both sides of the main street and recommended the applicant provide additional pockets of parking. MR. WILSON acknowledged the recommendation and confirmed he would contact the applicant to revise the site plan accordingly.

COMMISSIONER NIGRO commented on the parking situation, having experienced the same concern with two of his development projects. He verified that despite those concerns, having adequate driveway configurations of the two-car garages along with the additional parking along the stub streets, adequately resolved those issues. He also stated the amount of parking depicted by the applicant on the site plan appears to be sufficient.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 13 – SDR-1732

**MINUTES - Continued:**

COMMISSIONER NIGRO stated in order to circumvent the potential for permanent on-street parking, it might be wise to implement a condition. MR. WILSON acknowledged acceptance.

COMMISSIONER McSWAIN questioned the elevations in varied color schemes. MR. WILSON confirmed that to be intentional to attract visual interest.

Regarding on-street parking, COMMISSIONER GALATI challenged that he did not consider this project comparable to the two projects developed by COMMISSIONER NIGRO'S constituents. He debated he could envision cars parked on both sides of the street and in his opinion it would be to tight. MR. WILSON illustrated on the site plan the locations permitting on-street parking on both sides and the areas that only allow parking on one side of the street.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:49 – 7:06)

**1-1681**

**CONDITIONS:**

Planning and Development

1. A Rezoning (ZON-1731) to a PD (Planned Development) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. Per condition number 2 of the Rezoning (Z-0014-02) application, the Master Developer of the Grand Teton Village Master Development Plan Area shall enter into a Development Agreement with the City of Las Vegas prior to any building permits being issued within the Grand Teton Village Master Development Plan Area.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 13 – SDR-1732

**CONDITIONS – Continued:**

5. The setbacks for this development shall be a minimum of 3 feet to the front of the house, 18 feet or greater or a maximum of 5 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 12 feet on the corner side to the house and 6 feet minimum to the porch, and 3 feet in the rear.
6. The site plan and floor plans shall be revised and approved by the Planning and Development Department; prior to the time application is made for a tentative map, to depict a minimum of two legal, non-tandem parking spaces on each residential lot.
7. The applicant shall meet with the Fire Engineering Division of the Fire & Rescue Department, prior to the approval of a Tentative Map to discuss fire protection measures within the development.
8. The landscape plan shall reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along both Grand Canyon Drive and Gilcrease Avenue frontages.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall comply with section 3.6 of the Grand Teton Village Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 13 – SDR-1732

**CONDITIONS – Continued:**

15. All City Code requirements and design standards of all City departments and as outlined in the Grand Teton Village Master Plan and Design Standards must be satisfied.

Public Works

16. Dedicate 30 feet of right-of-way adjacent to this site for Gilcrease Avenue, 40 feet for Grand Canyon Drive, and a 20 foot radius at the northwest corner of Gilcrease Avenue and Grand Canyon Drive.
17. Construct half-street improvements including appropriate overpaving, if legally able, on Gilcrease Avenue and Grand Canyon Drive adjacent to this site concurrent with development of this site. Construct a minimum of two lanes paved, legal access to this site prior to occupancy of any dwellings within this subdivision. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
18. If not already constructed at time of development, construct a public sewer line in Gilcrease Avenue to the west edge of this site concurrent with development of this site.
19. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis . Phased compliance will be allowed if

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 13 – SDR-1732

**CONDITIONS – Continued:**

recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services, and shall also comply with the requirements of Las Vegas Municipal Code Title 18. It should be noted that several of the 24 foot wide private drives shown on this plan do not currently comply with this requirement.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
23. Meet with the Clark County School District to discuss the provision of pedestrian access points between this site and the abutting school site.
24. Site development to comply with all applicable conditions of approval for ZON-1731, Z-0014-02, and all other subsequent site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

ZON-1833 - BERNICE Q.H. HOM REVOCABLE TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Rezoning FROM: U (Undeveloped) [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation] TO: T-C (Town Center) on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004 and 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO- APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining due to pending legal action with DR Horton.**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, summarized the three companion items. He stated the rezoning is in conformance with the Town Center designation. He stated requests for variances of the open space requirements are looked at on an individual basis and in this instance, the applicant has proposed using the emergency fire access and a 10-foot strip to meeting the requirements. MR. CLAPSADDLE affirmed they fall way short of the open-space criteria.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 14 – ZON-1833

**MINUTES – Continued:**

JEFF ANDERSON, 3513 East Russell Road, appeared on behalf of the applicant. Addressing the comments made by MR. CLAPSADDLE, he stated that the applicant is making an effort to comply with the guidance of the Town Center Master Plan relating to the exterior streetscapes, open space areas and landscaping.

TODD FARLOW, 240 North 19<sup>th</sup> Street, indicating on the site plan asked MR. ANDERSON to clarify whether this project is zero-lot line properties and whether this community will be a walled community. MR. ANDERSON replied that lot lines are approximately five feet off the buildings and according to the CC&R's, the residents have the ability to use the area as their yard, although the adjacent neighbor is the owner.

COMMISSIONER GALATI asked if the main concept for a project such as this is to have the ability to pack together more homes in a given area. MR. ANDERSON replied this concept is similar to zero-lot projects. He assured the Commission this concept creates a very nice street scene and it allows for maximum privacy because of the interlocking of the houses.

COMMISSIONER NIGRO questioned the location of the walls and the lot widths. MR. ANDERSON indicated the location of the walls on the site plan and he replied that the average lot width is 42¼ feet. He also verified that each lot conforms to the 10-foot separation requirement. COMMISSIONER NIGRO agreed with staff that the open space requirement is very relevant. He commented he would have no problem accepting the lot lines and the easements in the Z-lots providing the appropriate disclosures are made. He also shared that this type of product is welcomed by homeowners simply because of its uniqueness. Regarding the sidewalk issue, he commented this would not be a concern to him particularly since he can perceive narrow streets without sidewalks encompassing landscaping that abut the curbs as being quite attractive.

COMMISSIONER GALATI asked how the developer would be able to ensure a homeowner does not overbuild an improvement that could possibly encroach upon an adjacent existing structure, particularly from a fire code standpoint. MR. ANDERSON replied he believes submitting the appropriate plot plans would suffice. He also stated the CC&R's detail the precise rights of each homeowner. COMMISSIONER GALATI queried whether conditions could be implemented. Besides the standard enforcement of codes that the City employs, COMMISSIONER NIGRO affirmed the responsibility of enforcement also lies with the homeowners association; therefore, any modifications or improvements require their strict perusal.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 14 – ZON-1833

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 15 [VAR-1858] and Item 16 [SDR-1836] for related discussion.

(7:06 – 7:45)

**1-2450**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and/or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 40 feet for Campbell Road, and dedicate a 25 foot radius at the southeast corner of Elkhorn Road and Campbell Road.
3. Construct half-street improvements including appropriate overpaving, if legally able on Elkhorn Road and Campbell Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
4. Extend oversized public sanitary sewer in Elkhorn Road to Campbell Road at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 14 – ZON-1833

**CONDITIONS – Continued:**

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

VAR-1858 - BERNICE Q.H. HOM REVOCABLE TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Variance TO ALLOW 0.77 ACRES OF OPEN SPACE WHERE 1.05 ACRES IS REQUIRED on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO- DENIED – UNANIMOUS with McSWAIN abstaining due to pending legal action with DR Horton.**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, explained that the developer would be required to have tree plantings in all the interior amenity zones in order to meet the open space requirements. He stated staff's recommendation for denial is based on lack of hardship, density, and the design of the project lacking the adequate open space.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 15 – VAR-1858

**MINUTES – Continued:**

JEFF ANDERSON, 3513 East Russell Road, appeared on behalf of the applicant. Addressing the comments made by MR. CLAPSADDLE,

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 14 [ZON-1833] and Item 16 [SDR-1836] for related discussion.

(7:06 – 7:45)

**1-2450**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SDR-1836 - BERNICE Q.H.HOM REVOCABLE TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Site Development Plan Review FOR A 102-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW A SIDEWALK ON ONE SIDE OF THE TOWN CENTER PUBLIC RESIDENTIAL STREET ALONG THE SOUTHERN AND EASTERN PROPERTY LINES WHERE A SIDEWALK IS REQUIRED ON BOTH SIDES on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**NIGRO- ABEYANCE to 5/8/03 Planning Commission – UNANIMOUS with McSWAIN abstaining due to pending legal action with DR Horton.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, discussed staff’s concerns relating to the Z-type lots proposed for this project, mainly the inability to distinguish property lines. The second concern deals with the proposed easements. He explained that with the intended configurations, liability and enforcement issues are bound to arise.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 16 – SDR-1836

**MINUTES – Continued:**

MR. CLAPSADDLE commented that no walls are proposed along the property line. The overall design of this project, with the installation of the easements going across property lines may result in improvements being built on the adjacent neighbors property. MR. CLAPSADDLE further reiterated staff's recommendation of denial due to the overall confinement of the lots in addition to the long stretches of roads that could result in a canyon effect. He remarked that the applicant is also requesting a waiver of the sidewalks along the Southern and Eastern property lines and staff's recommendation is to widen the amenity zone with more landscaping to eliminate a harsh appearance along the block wall.

JEFF ANDERSON, 3513 East Russell Road, appeared on behalf of the applicant. Addressing the comments made by MR. CLAPSADDLE, he stated the applicant would be willing to make concessions to the site development plan in order to meet the open space requirements by reducing the size of the backyards. Having met with staff, he commented that he was taken aback by the staff reports and the reference to issues of code enforcement.

ROBERT GENZER, Director, Planning and Development department, recommended that a condition be added to this application requiring the developer to disclose at the time of sale that five feet is in the form of an exclusive use easement and that no building permits would be issued by the City of Las Vegas for an accessory structure including pools, patios, etc. that fall within that five feet. MR. ANDERSON accepted that recommendation.

COMMISSIONER EVANS asked how it is possible to act upon the site development plan after denying the variance for the open space since that action might require a redesign of the site plan. DEPUTY CITY ATTORNEY BRYAN SCOTT acknowledged that to be correct. MR. ANDERSON was amicable to adding a condition to the site development plan requiring the open space. COMMISSIONER GALATI offered that relative to previous similar applications, site plans have been held to allow for the redesign consequently assuring it would be brought back to the Commission for review.

Staff offered several options as a result of MR. ANDERSON'S statement that submitting an application after the City Council hears the zone change and the variance request would adversely impact the entire project negating the contract they have with this particular piece of property. MR. GENZER stated if this were held in abeyance to the 5/8/03 Planning Commission meeting, action by the City Council on 5/7/03 would enable the Commission to act on this particular site plan. If the Council denies the variance, it would require the applicant to come back with a revised application.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 16 – SDR-1836

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 14 [ZON-1833] and Item 15 [VAR-1858] for related discussion.

(7:06 – 7:45)

**1-2450**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** ROBERT S. GENZER       **CONSENT**       **DISCUSSION**

**SUBJECT:**

ZON-1834 - NEVADA HOMES GROUP ON BEHALF OF KIMBALL HILL HOMES - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) on 10.20 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-005 and a portion of 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**EVANS- APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development department, stated there are no requests for waivers or variances and the application meets the open-space and trails requirements.

CHRIS RAMBULA, Tetra Tech Engineering, 401 North Buffalo Drive, appeared on behalf of the applicant and concurred with staff's recommendations.

KEITH VANDERWYST, Ward 3, commented that he has had the opportunity to work with Kimball Hill Homes in the past and being aware of their product line, wished them the best.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 17 – ZON-1834

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [ZON-1834] and Item 18 [SDR-1835] was held under Item 17 [ZON-1834].

(7:45 – 7:48)

**1-486**

**CONDITIONS:**

Planning Department

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. A Vacation Application to vacate the western half of the unnamed north/south street shall be submitted to Clark County. Such vacation must record prior to recordation of a Map further subdividing this site. If the Order of Vacation is not recorded this site must dedicate appropriate right-of-way and construct half-street improvements for this street.
4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 40 feet for Tee Pee Lane, 30 feet for Bath Avenue, a 25 foot radius on the southwest corner of Deer Springs Way and Tee Pee Lane and a 20 foot radius on the northwest corner of Tee Pee Lane and Bath Lane prior to the issuance of any permits.
5. Grant a Traffic Signal Chord Easement on the southwest corner of Deer Springs Way and Tee Pee Lane prior to the issuance of any building or grading permits for this site.
6. Construct half-street improvements including appropriate overpaving, if legally able, on Deer Springs Way, Tee Pee Lane and Bath Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 17 –ZON-1834

**CONDITIONS – Continued:**

7. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
8. Extend public sewer in Bath Drive to the west edge of this development to a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 17 –ZON-1834

**CONDITIONS – Continued:**

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** ROBERT S. GENZER       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SDR-1835 - NEVADA HOMES GROUP ON BEHALF OF KIMBALL HILL HOMES - Request for a Site Development Plan Review FOR A 39-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.20 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-005 and a portion of 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)] , Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

CHRIS RAMBULA, Tetra Tech Engineering, 401 North Buffalo Drive, appeared on behalf of the applicant.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 18 – SDR-1835

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [ZON-1834] and Item 18 [SDR-1835] was held under Item 17 [ZON-1834].

(7:45 – 7:48)

**1-486**

**CONDITIONS:**

Planning and Development

1. Approval of the Rezoning application (ZON-1834) to R-PD4 (Residential Planned Development – 4 Units Per Acre) zoning district on this site.
2. The setbacks for this development shall be a minimum of 18 feet to the garage, 10 feet to the front of the house, 10 feet on the corner side, 5 feet on each side and 15 feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
4. The maximum building height allowed shall not exceed 2 stories or 35 feet.
5. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 18 – SDR-1835

**CONDITIONS – Continued:**

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

12. A Vacation Application to vacate the western half of the unnamed north/south street, currently under Clark County's jurisdiction, must record prior to recordation of a Final Map for this subdivision. If the Order of Vacation cannot, or is not recorded this Site Development Plan Review shall be null and void and a new Site Development Plan Review acknowledging the unnamed north/south street must be submitted.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for ZON-1834 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

ZON-1855 - JAMES PINJUV, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after Final Agenda: Letter of Support from Kenny & Janice Peppley

**MOTION:**

**GALATI – ABEYANCE TO 4/24/2003 Planning Commission - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant for Item 19 [ZON-1855], Item 20 [SDR-1856], and Item 21 [VAC-1857] has asked to hold these items in abeyance to the 4/10/2003 Planning Commission meeting. A copy of the letter is attached to the backup; however, it does not state the reason for the abeyance. MR. CLAPSADDLE requested that if the applicant is present, he should clarify whether a redesign of the project is the purpose for the abeyance. If this is the case, MR. CLAPSADDLE further stated no amended site plan was submitted and if this entails a major redesign, staff would recommend an abeyance of one month to the 4/24/2003 Planning Commission meeting. He noted that whatever date was decided upon, staff would notify the applicant.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 19 – ZON-1855

**MINUTES – Continued:**

The applicant was not present.

JEFF SPECIAL, 6250 Rio Vista Street, owner of Bob Taylor's Ranch House appeared. CHAIRMAN TRUESDELL clarified only public comment relating to the abeyance would be taken.

CHAIRMAN TRUESDELL agreed with staff that the items should be held for thirty days in light of the absence of the applicant and the inability to determine the actual reason for the abeyance request. MR. CLAPSADDLE further explained that staff does have one concern relating to the area within the project in the rural preservation area buffer because it does not meet the dwelling units per acre criteria.

COMMISSION EVANS asked staff to remind the applicant that although a request for abeyance is made, the applicant should take the time to appear at the meeting because there is no certainty the abeyance will be granted. MR. CLAPSADDLE affirmed that because the applicant's request was received very late in the day, staff did not have the opportunity to inform the applicant of the need to attend. MR. CLAPSADDLE assured the Commission it is common practice for staff to notify applicants of the need to attend.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [ZON-1855], Item 20 [SDR-1856], and Item 21 [VAC-1857] was held under Item 19 [ZON-1855].

(6:04 – 6:08)

1-119

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

SDR-1856 - JAMES PINJUV, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND TO ALLOW 3.35 DWELLING UNITS PER ACRE WITHIN A 5.07 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-0013 AND 014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report
- 4. Submitted after Final Agenda: Letter of Support from Kenny & Janice Peppley

**MOTION:**

**GALATI – ABEYANCE TO 4/24/2003 Planning Commission - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 20 – SDR-1856

**MINUTES – Continued:**

NOTE: All discussion for Item 19 [ZON-1855], Item 20 [SDR-1856], and Item 21 [VAC-1857] was held under Item 19 [ZON-1855].

(6:04 – 6:08)

**1-119**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

VAC-1857 - JAMES T. AND JOANNE W. PINJUV - Petition to vacate the western 4.5 feet of Rio Vista Street between Azure Drive and Regena Avenue and to vacate the south half of Regena Avenue generally located west of Rio Vista Street, Ward 6 (Mack).

SET DATE: 4/16/03

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – ABEYANCE TO 4/24/2003 Planning Commission - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [ZON-1855], Item 20 [SDR-1856], and Item 21 [VAC-1857] was held under Item 19 [ZON-1855].

(6:04 – 6:08)

**AGENDA SUMMARY PAGE –  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

DEV-1850 - G T 2000, INC. ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Major Deviation to the Grand Canyon Village Master Development Plan TO ALLOW A FRONT SETBACK OF 5 FEET WHERE 18 FEET TO THE GARAGE AND 10 FEET TO THE HOUSE IS REQUIRED, AND A SIDE SETBACK OF 3 FEET WHERE 5 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT adjacent to the east side of Grand Canyon Drive, approximately 1,940 feet north of Grand Teton Drive (APN: 125-07-701-003), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**GALATI – APPROVED** subject to conditions and adding the following condition:

- *No more than 50% of the houses within this development shall have the front setback of 5 feet or less to the garage. The remaining 50% or more must be no less than 18 feet to the garage.*
- *No more than three houses in a row shall have the same front setback to the garage.*

– UNANIMOUS with NIGRO abstaining because MR. GRONAUER’S firm represents him on a zoning action in Henderson, and McSWAIN abstaining because her firm is under contract with Richmond American Homes

To be heard by the City Council on 5/7/03

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 22 – DEV-1850

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained that the applicant has requested a major deviation from the Grand Canyon Village Master Plan pertaining to the front and side setbacks. He stated the proposed project is for a 200-lot single residential development.

MR. DICHTER further explained that the applicant is in compliance with the open-space requirements and will provide the standard landscaping required.

Regarding the variance for the setbacks, MR. DICHTER expressed concern that this would produce a canyon affect. Guest parking was another issue staff was not comfortable with as one of the model homes does not meet the two-parking space requirements. Staff imposed a condition to remove this floor plan or redesign the plan to include the two-parking spaces. Relating to the setbacks, staff requested the applicant clarify the corner side setbacks as the Condition 2 on Item 22 [DEV-1850] differs from Condition 2 of the Site Development Plan Review.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Concerning staff's comments, he confirmed the setback deviations being requested. On the site plan he pointed out the layout for each of the models. ATTORNEY GRONAUER explained that the rear setbacks as illustrated on the site plan are 21 feet in comparison to the minimum 5-foot setback requirement. Referring to other projects previously approved having similar lot and structural configurations, he stated the applicant is consistent with those projects. Additionally, he referenced the Commission's prior actions allowing setbacks to be 3 feet from the property line resulting in 6 feet between homes.

TODD FARLOW, 240 North 19<sup>th</sup> Street, brought up the issue of guest parking. He asked what the lot separation would be and also questioned whether there was a trail adjacent to this project.

ATTORNEY GRONAUER replied it would be possible to initiate parking on both sides of the 39-foot wide streets. He added that one of the model homes includes three parking spaces.

COMMISSIONER GALATI commented that the 3-foot setbacks are pretty tight. Regarding the length of the streets, he stated previous approvals involved 5-foot setbacks which were cluster-style homes facing private driveways. Noting the length of the street depicted on the site plan, he remarked that varying the position of the homes and having alternate placement of courtyards and backyards could prove to be aesthetically pleasing. Lastly, he expressed concern regarding developments that appear too compressed.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 22 – DEV-1850

**MINUTES – Continued:**

CHAIRMAN TRUESDELL agreeing with COMMISSIONER GALATI'S comments stated that looking at the linear streets, there appears to be no variations or visual articulations. ATTORNEY GRONAUER expressed that the developer had plans to alternate the backyards providing the visual aspect alluded to by COMMISSIONER GALATI.

COMMISSIONER GALATI suggested a condition limiting the number of lots that would have 5-foot setbacks as well as limitation of the number of consecutive homes allowed to face the streets. ATTORNEY GRONAUER answered that the proposed condition seems reasonable; however, he would be most comfortable discussing it with his client. However, if the application was so conditioned, he understood the intent. COMMISSIONER GALATI summarized that having that condition would resolve any issues relating to the guest parking as well as eliminate the canyon affect.

DAVID CLAPSADDLE recapped the condition, stating fifty percent of the homes would have 5-foot setbacks and no more than three homes in a row could have the same front setback, varying every three houses. EDDIE DICHTER also asked for clarification regarding the other setbacks. COMMISSIONER GALATI proposed 5 feet or 18 feet, nothing in between.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [DEV-1850] and Item 23 [SDR-1845] was held under Item 22 [DEV-1850].

(7:48 – 8:11)

2-585

**CONDITIONS:**

Planning and Development

1. This Deviation from the Grand Canyon Village Master Development Plan shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 22 – DEV-1850

**CONDITIONS – Continued:**2.

2. The setbacks for this development shall be as follows:
- |                |                   |
|----------------|-------------------|
| Front (Garage) | Maximum of 5 Feet |
| Front (House)  | 5 Feet            |
| Side (to wall) | 3.5 Feet          |
| Corner Side    | 5 Feet            |
| Rear           | 5 Feet            |

Public Works

3. Provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway.
4. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-1845 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

SDR-1845 - G T 2000, INC. ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Site Development Plan Review FOR A 200-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 18.94 acres adjacent to the east side of Grand Canyon Drive, approximate 1,940 feet north of Grand Teton Drive (APN: 125-07-701-003), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI – APPROVED** subject to conditions and amending Condition 2 as follows:

2. **If the companion Major Deviation (DEV-1850) is approved, the setbacks for this development shall be a maximum of 5 feet or a minimum of 18 feet to the garage, 5 feet to the front of the house, 5 feet on the corner side, 3.5 feet on each side, and 5 feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.**

**And addition the following conditions:**

- *No more than 50% of the houses within this development shall have the front setback of 5 feet or less to the garage. The remaining 50% or more must be no less than 18 feet to the garage.*
- *No more than three houses in a row shall have the same front setback to the garage.*

**– UNANIMOUS with NIGRO abstaining because MR. GRONAUER’S firm represents him on a zoning action in Henderson, and McSWAIN abstaining because her firm is under contract with Richmond American Homes**

**To be heard by the City Council on 5/7/03**

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 23 – SDR-1845

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [DEV-1850] and Item 23 [SDR-1845] was held under Item 22 [DEV-1850].

(7:48 – 8:11)

**2-585**

**CONDITIONS:**

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. If the companion Major Deviation (DEV-1850) is approved the setbacks for this development shall be a maximum of 5 feet to the garage, 5 feet to the front of the house, 6 feet on the corner side, 3.5 feet on each side, and 5 feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
3. The maximum building height allowed shall not exceed 2 stories or 35 feet.
4. Model Number 1533 shall not be allowed as it currently indicates a tandem-parking garage. Prior to the approval of a Tentative Map, Model Number 1533 shall either be revised to legally park two vehicles or shall be stricken from this approval. Each lot is required to provide two non-tandem parking spaces.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 23 – SDR-1845

**CONDITIONS – Continued:**

6. Any property line wall shall be a decorative block wall, conforming to the Grand Canyon Village Master Development Plan wall standards. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

**Public Works**

12. Dedicate 40 feet of right-of-way adjacent to this site for Grand Canyon Drive and 50 feet for Horse Drive prior to the issuance of any permits for this site, also coordinate the dedication and construction of the Frontage Road adjacent to this site with the City Engineer. Additional dedications per Standard Drawings #234.1 and #201.1 shall be dedicated unless specifically noted as not required in the Traffic Impact Analysis update.
13. Construct half-street improvements, including appropriate overpaving if legally able, on Grand Canyon Drive and Horse Drive adjacent to this site concurrent with development of this site. All improvements on Horse Drive and the Frontage Road must be coordinated with the City Engineer.
14. Provide a paved legal access per Clark County Area Standard Drawing #209 to the nearest paved improvements; additional paved access routes may be required if traffic patterns in the neighborhood so necessitate as determined by the Traffic Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 23 – SDR-1845

**CONDITIONS – Continued:**

15. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the north edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
17. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 23 – SDR-1845

**CONDITIONS – Continued:**

20. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for Z-0093-00, the Montecito North subdivision, and all other subsequent site-related actions.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

VAR-1757 - FARM & ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP - Request for a Variance TO ALLOW 94 PARKING SPACES WHERE THE EXISTING AND PROPOSED USES REQUIRE 116 PARKING SPACES IN CONJUNCTION WITH A COMMERCIAL DEVELOPMENT adjacent to the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-002, 003 and 004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions – UNANIMOUS with TRUEDELL abstaining inasmuch as one of the agents in his office has some dealings with City Development**

**To be heard by the City Council on 5/7/03**

NOTE: VICE CHAIRMAN QUINN disclosed that Familian Development is the developer on this project. Although he had a business relationship with this company last year, he is no longer doing work for them and would vote on this application.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 24 – VAR-1757

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained that the proposed use is for a salon. The site plan reflects 94 parking spaces where 116 spaces are required. For the salon, currently there are three parking spaces per station required. Text Amendment-1510 was approved by the Planning Commission to change the parking requirements for a salon located within a 25,000-foot commercial center. MR. DICHTER explained the new requirement would be one space per 200 square feet of first floor area. If the text amendment is finalized, it would reduce the parking requirement from 42 parking spaces down 8 parking spaces for a salon.

SCOTT EATON and GREG BORGEL, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant. He explained the applicant's intention to construct a neighborhood center that will include a beauty salon that requires a variance to adjust the parking requirements. Having the variance will allow the applicant to move forward and once the text amendment is adopted, the variance will be void.

MR. BORGEL pointed out that this site has been a challenge because of its irregular shape, a requirement to dedicate four streets and in addition the need to provide low-intensity uses on the southern part of the project to protect the adjacent neighbors. He remarked that an adjoining building occupied by Cox Communications has the required parking fronting their establishment; however, because it is a machinery building all of the parking are excess spaces. He concurred with staff's recommendations.

Prior to making a motion, COMMISSONER GALATI recognized the efforts the applicant has made working very closely with the neighbors.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(8:11 – 8:17)

**2-1420**

**CONDITIONS:**

Planning and Development

1. This Variance shall be expunged upon adoption by City Council of the City sponsored text amendment revising Barber Shops/Beauty Salon parking standards.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 24 – VAR-1757

**CONDITIONS – Continued:**

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
  
3. Conformance to the Conditions of Approval for Rezoning (Z-0025-88), and Site Development Plan Review [Z-0025-88(9)].

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

VAR-1839 - SHARON H. GREEN - Request for a Variance TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED GARAGE at 1721 Waldman Avenue (APN: 162-04-210-017), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**This is final action.**

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained the applicant is requesting a reduction in the side setback. The applicant plans to construct a garage. Staff is recommending denial as there appears to be no hardship and the garage could be reduced in size. However, if this application is approved there is a condition requiring the applicant to obtain the proper permits prior to the start of construction.

SHARON GREEN, 1721 Waldman Avenue, commented there is no other location on the property whereupon the garage could be built. Using the overhead, she pointed out the circular driveway bordered by mesquite trees.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 25 – VAR-1839

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked whether the neighbors were apprised of the intent to build this garage. MS. GREEN confirmed that she spoke with adjoining neighbors and there were no objections. CHAIRMAN TRUESDELL asked whether any consideration was given to constructing a detached garage. MS. GREEN replied there is no room for that style of garage and at the rear of the property are raised concrete planters that would have to be dug up and removed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:17 – 8:22)

**2-1632**

**CONDITIONS:**

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied.
2. The applicant shall obtain the necessary building permits for the garage addition as required by the Department of Building and Safety.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

RQR-1736 - PAN PACIFIC RETAIL PROPERTIES ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit [U-0137-95(1)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2201 North Rainbow Boulevard (APN: 138-22-603-001), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

]

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN- APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, stated the sign is appropriate with no obvious changes having occurred in the community; therefore, staff has recommended approval and added a condition that the next review will be done in five years. MR. DICHTER informed the applicant that there is a condition that requires the applicant to maintain the property and the billboard sign in good condition and graffiti free.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 26 – RQR-1736

**MINUTES – Continued:**

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, concurred with staff's recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:22 – 8:24)

**2-1838**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

RQR-1738 - JOHN SELBY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required One Year Review of an approved Special Use Permit [U-0107-95(2)] WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 816 North Rancho Drive (APN: 139-29-704-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES– APPROVED subject to conditions – UNANIMOUS with EVANS excused**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained there have been substantial changes to the community, therefore, the billboard sign is no longer appropriate. MR. DICHTER enumerated the various firms that have moved into the community and made a vital comment, stating the location is within the downtown redevelopment area where billboard signs are no longer conducive to the redevelopment efforts.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 27 – RQR-1738

**MINUTES – Continued:**

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, disagreed with staff's comments expressing the billboard has been located on that property for approximately nine years. He affirmed a visit to Cox Communications resulted in no objections. He stated approval would benefit not only his advertising firm and the property owner, but Cox Communications as well.

TODD FARLOW, 240 North 19<sup>th</sup> Street, felt it may be all right to allow the billboard for one additional year, but because of the continued efforts to redevelop the downtown area, he was unsure if it would be appropriate beyond one year.

Regarding an existing embellishment on the billboard, MR. DICHTER replied that the original approval was a 14x48 billboard sign and he was uncertain if there is anything in the code permitting the additional area on the sign.

COMMISSIONER McSWAIN felt the signs should have some visual appeal. MR. NAFTZGER explained they have experimented with some of their signs and have included southwestern embellishments; however, there are people who like the look and others who don't.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:24 – 8:30)

**2-1938**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 27 – RQR-1738

**CONDITIONS - Continued**

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

RQR-1740 - 7-ELEVEN, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required One Year Review of an approved Special Use Permit [U-0141-94(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2625 West Sahara Avenue (APN: 162-08-502-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN- APPROVED** subject to conditions and adding the following condition:

- *The applicant, within 30 days of final approval by the City Council, shall work with the Planning and Development Department to determine an appropriate area of landscaping for this site. The applicant shall be responsible for installing and maintaining the landscape area. All landscaping shall be installed within 60 days of final landscaping plan approval from the Planning and Development Department.*
- UNANIMOUS with GALATI, McSWAIN and NIGRO voting No

To be heard by the City Council on 5/7/03

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 28 – RQR-1740

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained that staff has recommended denial as this sign is no longer appropriate due to the various changes that have occurred in this area. Additionally he noted the sign is located closer than 300 feet to residentially zoned property, not permitted by code.

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, disagreed with staff's comments stating the use permit was originally granted before the apartments were constructed. He clarified that none of the adjacent residents have ever voiced opposition. He did acknowledge some construction on Sahara.

COMMISSIONER McSWAIN reiterated her disapproval of billboard signs along Sahara and agreed with staff's comments.

CHAIRMAN TRUESDELL observed the lack of landscaping and remarked that the applicant should be required to make landscaping improvements, not only to make the area aesthetically pleasing but to enable the applicant to reap the benefits associated with that.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:30 - 8:36

2-2211

**CONDITIONS:**

Planning and Development department

1. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 28 – RQR-1740

**CONDITIONS – Continued:**

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

RQR-1791 - PAUL AND HAYA REISBORD ON BEHALF OF YESCO - Required Two Year Review of an approved Special Use Permit [U-0135-95(1)] WHICH ALLOWED A 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1701 South Decatur Boulevard (APN: 162-06-301-001) C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN- APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, provided information stating there have been no substantial changes to the surrounding area, the billboard has been properly maintained and continuation of the billboard use is appropriate. Because the area appears to be almost entirely built out, staff has recommended a five-year review.

J. R. WILLIAMS, Young Electric, 5119 South Cameron, agreed with staff conditions.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 29 – RQR-1791

**CONDITIONS – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, advised t there should be an effort to light up the billboards with neon.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(8:36 – 8:39)

**2-2476**

**CONDITIONS:**

Planning and Development department

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

RQR-1793 - LILLIAN HILDE TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Six Month Review of an approved Special Use Permit [U-0029-87(3)] WHICH ALLOWED A 75 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2421 Stewart Avenue (APN: 139-35-612-044), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

Planning Commission Mtg.	1
City Council Meeting	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI- DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained during the last review that this was denied by the Planning Commission and then appealed to the City Council. Subsequently, reviews were made and having determined the maintenance of the property to be inadequate, the City Council approved subject to a six-month review. Code Enforcement issued a code violation, at which time, the applicant made efforts to clean the site. An inspection conducted in March revealed the same stockpiling of tires and discards in addition to stored inoperable vehicles. MR. DICHTER, referring to the sign itself, stated there are bird droppings and the sign is not being properly maintained.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 30 – RQR-1793

**MINUTES – Continued:**

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, explained it has been a challenge trying to get the property cleaned up. She stated she has tried to work with the management company to no avail. COMMISSIONER QUINN pointed out that the billboard sign itself needs to be maintained. MS. BAIER affirmed each condition recommended by staff will be met; however, she felt the main issue remained with the lessee of the property not complying with City code. CHAIRMAN TRUESDELL reminded the applicant that aside from the problems encountered with the tenants of the property, it is evident that Clear Channel Outdoor has not made the effort to maintain the billboard, evident by the accumulation of bird droppings and the faded paint.

TODD FARLOW, 240 North 19<sup>th</sup> Street, said he sees this sign every day and it's an eyesore. KEITH VANDERWYST, Ward 3, stated the property violations should be addressed first.

COMMISSIONER McSWAIN commented that the City should not be tasked with rescuing owners who are negligent in maintaining their properties and who should be aware of standards that need to be complied with. She endorsed removal of this sign. COMMISSIONER EVANS, addressing MS. BAIER, stated there were a number of commitments made at previous meetings that the billboards would be properly maintained. CHAIRMAN TRUESDELL, concurring with previous comments, stated there are certain obligations a property owner has to ensure that tenants abide by set standards. However, counting the number of code violations, he expressed to MS. BAIER the issue at hand is the maintenance of the billboard sign and he felt the applicant should spend the money required to upkeep the sign.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:39 – 8:54)

**2-2598**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** ROBERT S. GENZER       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SUP-1700 - SAHARA RAINBOW, LIMITED LIABILITY COMPANY ON BEHALF OF NAKATA TRADING, INC. - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET (NAKATA MARKET OF JAPAN) at 2350 South Rainbow Boulevard, Suite 6 (APN: 163-02-415-015), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN- APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained that this application is in compliance with the separation requirements. He suggested that the applicant be made aware of Condition 5 which states that the sale of any size of beer, wine coolers or screw cap wine is prohibited.

DANIELLE ASATO and KOJI NAKATA, the applicant, agreed to staff’s recommendations and asked for approval.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 31 – SUP-1700

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(8:54 – 8:55)  
**2-3392**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Premise Consumption) use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SUP-1781 - BASIM H SHOSHANI, ET AL - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISES CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE (STOP AND SAVE MINI MART AND GAS) at 99 South Martin L King Boulevard (APN: 139-28-810-001), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES– APPROVED subject to conditions and adding the following conditions:**

- *The sale of alcoholic beverages shall be limited to the sale of beer and wine only.*
- *The sale of individual containers of any size beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.*

- UNANIMOUS

To be heard by the City Council on 5/7/03

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 32 – SUP-1781

**MINUTES – Continued:**

EDDIE DICHTER, Planning and Development department, explained that the applicant is requesting the special use permit for the sale of packaged liquor. A previous license for beer and wine at this location is no longer valid and has been pulled, thus the request for the special use permit. MR. DICHTER pointed out Condition 1 which requires the applicant to upgrade his property with the planting of additional trees.

DAVID EDDER, appeared on behalf of the applicant. He acknowledged speaking with the applicant who concurred with staff conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, also agreed with staff's recommendations.

COMMISSIONER GOYNES voiced his opposition to the sale of hard packaged liquor. COMMISSIONER EVANS recalled denials of similar requests and questioned if this was in the same area. CHAIRMAN TRUESDELL confirmed those requests were for locations closer to Lake Mead. DEPUTY CITY ATTORNEY BRYAN SCOTT expressed his surprise at the request for packaged liquor at a small convenience store that normally would be associated with larger grocery store. MR. EDDER declared the applicant would be willing to accept just the sale of beer and wine.

ROBERT GENZER, Director of Planning and Development, confirmed a condition could be added to specify just the sale of beer and wine. MR. GENZER concurred with the recommendation by CHAIRMAN TRUESDELL to add another to stipulate the sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:55 – 9:03)

**2-3536**

**CONDITIONS:**

Planning and Development

1. The owner/applicant shall restore the site to meet the Conditions of Approval for Aesthetic Review Application AR-2-92 prior to the issuance of a Certificate of Occupancy or approval of a Business License, whichever occurs first.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 32 – SUP-1781

**CONDITIONS – Continued:**

2. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment use.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SUP-1827 - NUCLEUS HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF JAMIL A NESSAN - Request for a Special Use Permit FOR A GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT (Restricted Gaming; Limited to 4-slot Machines) at 900 North Martin L King Boulevard (APN: 139-28-604-008),C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN- DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained the intent of this special use permit. He stated the liquor license for this establishment no longer exists. Staff contends this site is not compatible with gaming and recommended denial.

DOYLE DAVIS appeared on behalf of JAMIL A. NESSAN, who was also present. MR. DOYLE explained the applicant has been successful at managing a clean establishment, and to supplement his income, he would like to provide four slot machines to accommodate his customers. MR. DAVIS referenced letters of commendations sent to MR. NESSAN.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 33 – SUP-1827

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, was critical about the lack of landscaping on the premises.

COMMISSIONER GOYNES complimented the applicant and stated that he is running a great store, however, he pointed out although his business has strived, if he puts in four slot machines, he could find himself faced with situations he had not bargained for.

MR. NESSAN acknowledged having been proprietor of this store for approximately three years. He stated he continuously monitors the customer traffic and does not allow people to loiter. When questioned by VICE CHAIRMAN QUINN regarding the suspension of his license to sell beer and wine, MR. NESSAN disclosed that a certain item he stocked was illegal to sell, therefore the license was revoked. COMMISSIONER GOYNES stated since the denial of beer and wine, he has not had to cope with undesirable clientele. MR. DOYLE asked if consideration could be made to allow a six-month trial. COMMISSIONER GOYNES motioned for denial.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:03 – 9:14)

**2-3961**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SUP-1841 - KRISHNA, INC. ON BEHALF OF JAY YOUNG - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 124 South 6th Street, Suite #150 (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/7/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – NO RECOMMENDATION – Motion carried with TRUESDELL abstaining because his office is located adjacent to the site.**

**NOTE: Motion for Approval subject to conditions with TRUESDELL abstaining failed and Motion for Denial with TRUESDELL abstaining failed, resulting in tie votes and the item going forward to City Council with no recommendation.**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, stated this location falls within the Downtown Redevelopment area and the Downtown Centennial plan and the Downtown Entertainment district. He stated this type of use does not conform to the intent of this district and would not contribute to revitalization of the surrounding neighborhood.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 34 – SUP-1841

**MINUTES – Continued:**

JAY YOUNG, 124 South 6<sup>th</sup> Street, explained that he currently operates an insurance company and felt the bail bond service is compatible with his business. The location of his establishment provides convenience to those who require the service. He specified that the bail bond service is conducive with his insurance business.

COMMISSIONER McSWAIN asked staff to clarify the status of the Downtown Entertainment District. MARGO WHEELER, Planning Manager, Planning and Development department, explained that the property owners are currently working on the legality of forming an association of business owners located within that district. MS. WHEELER stated there are a number of uses, not necessarily entertainment, that are permitted in the area. She did clarify that discretionary permits require staff review to determine whether they meet the goals of the Entertainment District.

COMMISSIONER GALATI was puzzled by the applicant's phone number which seemed to indicate he is already providing bail bond service. MR. YOUNG stated the service is provided at another location and he uses this as a form of advertisement.

Before making the motion, COMMISSIONER McSWAIN asked the applicant if he would be receptive to adding a condition for a one-year review. MR. YOUNG concurred.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:14 – 9:24)

**3-495**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

MSH-1852 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO REMOVE CIMARRON ROAD FROM THE PLAN BETWEEN SUMMERLIN PARKWAY AND WASHINGTON AVENUE FOR AN APPROVED PUBLIC PARK, Ward 2 (L.B. McDonald).

SET DATE: 4/16/03

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to condition - UNANIMOUS**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, stated this application is in order and is necessary for development of the Park.

No one appeared to represent this application.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 35 – MSH-1852

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(9:24 – 9:25)  
**3-822**

**CONDITIONS:**

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** ROBERT S. GENZER       **CONSENT**       **DISCUSSION**

**SUBJECT:**

VAC-1754 - LM LAS VEGAS, LIMITED LIABILITY COMPANY - Petition to vacate U.S. Government Patent Reservations generally located adjacent to the south side of Elkhorn Road, east of Grand Canyon Drive, Ward 6 (Mack).

SET DATE: 4/16/03

C.C.: 5/7/03

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI- APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 5/7/03**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained the applicant proposes to vacate certain patented easements. The site plan and tentative map have already been approved.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 36 – VAC-1754

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(9:25 – 9:28)  
**3-862**

**CONDITIONS:**

1. An update to the Elkhorn/Grand Canyon Unit 3 Drainage Plan and Technical Drainage Study to include this portion of the overall site must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations, the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest as required by the Department of Public Works.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SDR-1826 - ROMAN CATHOLIC BISHOP OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 5,380 SQUARE FOOT CLASSROOM BUILDING IN CONJUNCTION WITH AN EXISTING CHURCH AND SCHOOL on 9.51 acres adjacent to the northeast corner of Alta Drive and Campbell Drive (APN: 139-32-201-001), C-V (Civic) Zone, Ward 1 (M. McDonald).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS- APPROVED subject to conditions – UNANIMOUS with GALATI abstaining because the Roman Catholic Bishop of Las Vegas and the Catholic Diocese are clients of his firm.**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, explained the applicant’s intent to add classrooms to the existing Church and School. He commented that this addition is not affected by the residency standards since the building does not exceed 15 feet in height. It does not affect the existing landscaping and the parking on the site is sufficient with the addition of the new building. MR. DICHTER referenced Condition 1 to apprise the applicant of staff’s recommendation regarding the location of the air conditioning units.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 37 – SDR-1826

**MINUTES – Continued:**

STEVE MAAS, Indigo Architecture, 8930 South Maryland Parkway, Suite #400, appeared on behalf of the applicant and agreed with staff's recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(9:26 – 9:28)

**3-903**

**CONDITIONS:**

Planning and Development

1. The air conditioning units shall be moved to the east and west ends of the building and properly screened from view of the surrounding properties.
2. If this Site Development Plan Review is not exercised within two years, this Site Development Plan Review shall be void unless an Extension of Time is granted.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 37 – SDR-1826

**CONDITIONS – Continued:**

Public Works

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
  
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

SDR-1830 - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY ON BEHALF OF THE LONGFORD GROUP - Request for a Site Development Plan Review and a Reduction in the Amount of On-Site Landscape Requirements FOR A PROPOSED 132,000 SQUARE FOOT MEDICAL OFFICE COMPLEX AND A 193,840 SQUARE FOOT, FOUR-LEVEL PARKING GARAGE on 5.96 acres adjacent to the east side of the Buffalo Drainage Channel, approximately 1,500 feet south of Washington Avenue (APN:138-27-301-012, and a portion of 138-27-301-013), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

**MOTION:**

**GALATI- APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining because MR. AMICK’S law firm is representing him on a zoning item in Henderson.**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development department, summarized this application stating that initially there was an approved site plan on this site for a five-story building with 110,000 square feet and a three-story parking garage. The revised proposal is for a four-story building, having approximately 131,000 square feet, with a four-story garage.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 38 – SDR-1830

**MINUTES – Continued:**

MR. DICHTER outlined the specifics of the multi-use trails and stated the applicant will be required to meet with staff and submit a detailed plan of their proposal. He added the applicant has requested a waiver of the landscaping planter along the south property line to be less than eight feet wide and staff has no reservations with the request as it does not abut residential and a multi-use trail is proposed along that section. Regarding the parking lot landscape fingers, the applicant has agreed to install the trees, normally required in landscaping fingers, within the planters along the north and south property lines as well as along the building. MR. DICHTER explained the site plan indicates a block wall; however, the applicant has indicated that there will not be one. In lieu, staff has recommended berming the area or installing a low block wall to prevent any light escaping from cars onto Summerlin Parkway.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, and concurred with staff's recommendations. He did concur with staff's explanation of the elimination of the block wall and clarified the raised berming with the additional landscaping would have a more aesthetic appeal.

CHAIRMAN TRUESDELL asked about the placement of the trails and ATTORNEY AMICK replied that it conforms to the Trails Element.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:28 – 9:36)

3-990

**CONDITIONS:**

Planning and Development

1. The site plan shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, to reflect compliance with the Uniform Building Code (UBC) handicap parking space requirement for medical uses. Add wheel stops to all parking spaces as required by Title 19.
2. The landscape plan shall be revised to provide one landscaped parking finger for every 6 parking spaces along the northern property lines. Landscaped parking fingers are optional around the building and along the southern property line as long as additional tree plantings are provided within the landscape planters. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the submittal of any development permits for this site.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 38 – SDR-1830

**CONDITIONS – Continued:**

3. The required multi-use trail shall be constructed along the alignment indicated on the site plan, including its construction with the Summerlin Parkway right-of-way, to meet the requirements of the Master Plan Transportation Trails Element, particularly with the specifications shown in Exhibit 1. Accordingly, a lighted trail with landscaping shall be provided along its entire length. Detailed construction drawings of the trail shall be submitted to and approved by the Planning and Development Department prior to the submittal of any development permits for this site.
4. Wall signage is prohibited on the parking garage.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 38 – SDR-1830

**CONDITIONS – Continued:**

13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 38 – SDR-1830

**CONDITIONS – Continued:**

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
20. Site development to comply with all applicable conditions of approval for Z-44-01 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**       **CONSENT**       **DISCUSSION**

**SUBJECT:**

SDR-1840 - NEVADA STATE BANK - Request for a Site Development Plan Review FOR A PROPOSED 10,339 SQUARE FOOT BANK on 1.63 acres adjacent to the northwest corner of Buffalo Drive and Sky Pointe Drive (a portion of APN: 125-21-711-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining because his firm is the architect for this project and EVANS voting No**

**This is Final Action.**

NOTE: VICE CHAIRMAN QUINN disclosed that his firm has done work for the applicant in the past but currently all contracts have been concluded and he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning Manager, Planning and Development department, explained this item would be for a much needed bank facility that will include offices. She stated there are issues regarding compliance with Town Center requirements relating to the placement of the building on the lot; however, to address this concern, staff has recommended conditions should this item be approved.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 39 – SDR-1840

**MINUTES – Continued:**

DAN HOLE, 750 Warm Springs Road, appeared on behalf of Nevada State Bank. He addressed the comments made by staff and illustrated the rotation of the building to arrive at a compromise. Addressing the parking and the drive-up lane, he made comparisons to an adjacent business that was approved. He made additional comparisons to a nearby banking facility indicating a driveway behind the building and parking near the streets. MR. HOLE showed illustrations of landscaping he proposes for this project and stated his firm will match whatever is prevalent in the area and will go one step further by enhancing it. He asked for the Commission to approve this application.

VICE CHAIRMAN QUINN mentioned that he passed by this project and felt it was quite an attractive project especially with the rotation of the building.

COMMISSIONER EVANS asked staff to recommend steps the applicant can follow through with in order to meet the Town Center standards. MS WHEELER again quoted the design features that are required pointing out in particular the necessity for constructing buildings at the street front. She emphasized that the problem with this project, although the building would be rotated, is that it would eliminate access to the drive-through lanes meandering around the building. She also stated one profound difference between this project and adjacent businesses having drive-thru's, is the fact they are located within a shopping center and not at a major intersection as this bank facility will be.

COMMISSIONER McSWAIN stated her frustration with understanding the requirements of the Town Center standards. She endorsed the overall look of this project and was receptive to supporting this application.

COMMISSIONER NIGRO commented that in his discussion with the applicant, he learned this project is likened to a regional headquarters allowing the two-story concept. Without the drive-through, it could possibly inhibit the bank's ability to do business at that location, resulting in a single-story structure or multiple buildings. He agreed with the layout and stated his support.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:36 – 9:50)

**3-1231**

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 39 – SDR-1840

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A revised landscape plan shall be submitted to the Planning and Development Department prior to the time of application for a building permit.
3. The elevations shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, with additional architectural features on the drive-up canopy.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

Public Works

6. If not already constructed by the Master Developer, construct the full width of both driveways accessing this site along with appropriate on-site paving to provide for two way vehicular access around and through this site, concurrent with development of this site.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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Planning & Development Department  
Item 39 – SDR-1840

**CONDITIONS – Continued:**

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
  
9. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
  
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

**CONSENT**

**DISCUSSION**

**SUBJECT:**

TXT-1908 - CITY OF LAS VEGAS - Discussion and Possible Action to Amend Title 19.06 to establish a minimum lot size of 15,000 square feet for R-PD (Residential Planned Developments) located in the DR (Desert Rural) Land Use Category.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be TABLED.

**BACKUP DOCUMENTATION:**

- 1. Location Map (Not Applicable)
- 2. Conditions For This Application (Not Applicable)
- 3. Staff Report (Not Applicable)

**MOTION:**

**QUINN- TABLED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application pertains to 15,000 square foot lots located in the DR (Desert Rural) category and that staff requires additional time to review this item and bring it back to the Planning Commission at a later date.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:06 – 6:07)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** ROBERT S. GENZER       **CONSENT**       **DISCUSSION**

**SUBJECT:**

TXT-1975 - CITY OF LAS VEGAS - Discussion and Possible Action to Amend sections within Title 19.14.130 and 19.06.100 to amend the Master Sign Plan process and establish applicability.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**        
**City Council Meeting**     

**Planning Commission Mtg.**        
**City Council Meeting**     

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map (Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report

**MOTION:**

**GALATI – APPROVED subject to conditions – UNANIMOUS**

**This Item will be forwarded to the City Council in Ordinance Form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning Manager, Planning and Development department, gave a brief overview of the concept of this text amendment as it pertains to the Master Sign Plan. She stated staff believes the master sign plan is more appropriate for larger projects and that is one of the main reasons for the amendment.

CHAIRMAN TRUESDELL asked whether this action would discourage smaller parcels from filing a Master Sign Plan, or having it dealt with as an administrative action. MS. WHEELER explained there is still language that remains in the code that allows for staff, after determining that there is a complex project where a Master Sign Plan would be appropriate, to be able to bring it forward before the Commission.

PLANNING COMMISSION MEETING OF MARCH 27, 2003  
Planning & Development Department  
Item 41 – TXT-1975

**MINUTES – Continued:**

Clarifying one additional point, MS. WHEELER confirmed the Commission still has the ability to condition an application to come back before the Commission.

TODD FARLOW, 240 North 19<sup>th</sup> Street, commented on the foregoing remarks.

KEITH VANDERWYST, Ward 3, asked who handles code enforcement of properties. CHAIRMAN TRUESDELL replied that both Neighborhood Services and Code Enforcement deal with code violations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:50 – 9:56)

**3-1838**

# City of Las Vegas

## **PLANNING COMMISSION AGENDA PLANNING COMMISSION MEETING OF: MARCH 27, 2003**

### **CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

### **MINUTES:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, commended the Commission for denying Item 30. Secondly, relative to Items 9-12, the City should strongly discourage the rental of space to bands that use the warehouse space to practice in. He felt this might be all right in an industrial area but it would be totally inappropriate next to the residents of Sun City.

VICE CHAIRMAN QUINN thanked MR. FARLOW for a previous clarification and he also introduced former Commissioner Solomon, who was present in the audience.

(9:56 – 9:59)

**3-2195**

**MEETING ADJOURNED AT 9:59 P.M.**

Respectfully submitted:

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MARY ESWAY, DEPUTY CITY CLERK

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DEENY ARAUJO, DEPUTY CITY CLERK